

**MINUTES OF THE
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION MEETING
November 1, 2011**

The regular session of the Auburn City Historic Design Review Commission meeting was called to order on November 1, 2011 at 6:00 p.m. by Chair Snyder in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Spokely, Worthington, Young, Green, & Snyder

COMMISSIONERS ABSENT: Vitas, Briggs, Kidd

STAFF PRESENT: Lance E. Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

None

IV. PUBLIC COMMENT

None

V. PUBLIC HEARING

A. HISTORIC DESIGN REVIEW – 180 OAKWOOD DRIVE (TACO TREE) – FILE HDRC 11-11. The applicant requests Historic Design Review Commission approval of a proposed ±470 square foot patio cover and ±36 square foot drive-through awning.

Planner Lowe presented the staff report describing the various elements of the proposed patio cover and drive through awning.

Planner Lowe noted that the property is located within the City's Downtown Historic District, but that the building is not identified in the City's Historic Resources Survey.

Commissioner Worthington noted that the site plan and drive through awning dimensions appear to differ from one another.

Planner Lowe noted the dimensions of the drive-through awning and noted that the awning is cantilevered from the building.

Commissioner Worthington noted that the improvements completed previously were site and Americans with Disabilities Act (ADA) improvements.

Planner Lowe noted that over the past several years, the property owner has completed a number of ADA improvements.

Commissioner Spokely asked if the Public Works Department looked at the proposed improvements with respect to the line of sight from persons traveling down the hill?

Planner Lowe noted that the Public Works Department reviewed the plans with respect to the line of sight and were satisfied with the proposed design.

Commissioner Spokely asked about the setbacks from the property line.

Planner Lowe noted that from a zoning standpoint, you can building right up to the property line and from a building standpoint, you can use the right-of-way as part of the setback.

Chairman Snyder asked if this was a solid building you could build right on the property line.

Planner Lowe replied yes, that is correct.

Commissioner Green asked about the clear height from the patio to the fascia and the clear height for the underside of the structure?

Planner Lowe noted that there is no dimension, but from the scale of the plans and a site visit it is at least 7 feet 6 inches in height. Conditions of approval require that the minimum height is 7 feet 6 inches in height.

Jim Anderson of Taco tree noted that the height is just over 8 feet. Mr. Anderson also noted that there is a rain gutter between the proposed canopy and existing fascia. Mr. Anderson noted he wanted to make the canopy as high as possible so that the sight distance was not obstructed.

Commissioner Worthington asked about the sight distance and drainage and Public Works review.

Commissioner Green noted that the building department will review the drainage and downspouts to ensure that adequate drainage facilities are installed.

Planner Lowe noted that condition of approvals require downspouts on either end of the the canopy.

Chairman Snyder noted that the plans call for a pretty good size rain gutter for the canopy.

Chairman Snyder opened the public hearing.

The applicant, Mr. Jim Anderson addressed the commission and noted that they had planned to have a downspout on each end of the canopy.

Chairman Snyder asked if there is a rain gutter and downspout for the building presently.

Mr. Jim Anderson replied that there is not a rain gutter or downspout and that rain currently drains off the roof.

Chairman Snyder closed the public hearing.

Commissioner Green noted that initially he was not very pleased with the design of the canopy as the canopy seemed like an add-on to the original structure. Better integration of both of the structures is desirable; however, considering the minimum headroom height limitations, there does not seem to be a better way to integrate the existing structures.

Commissioner Green also noted that he agrees with staff on the design and 10 foot clear height for the drive-through, but does not see an easy solution to better integrate the structure into the existing roof.

Commission Green noted that given the existing building constraints, he would be supportive of the proposed project, but would have liked to see a better solution to integrate both structures.

Commissioner Worthington noted that she had unresolved design reservations with the project. Commissioner Worthington noted that the design is very utilitarian and will function well; however, this building is within the City's Historic District and should be designed to reflect the historic neighborhood. For example, the awnings across the street are likewise functional, but are much more architecturally compatible with the building.

Chairman Snyder noted that the awnings across the street could not be used on this building.

Commissioner Worthington agreed considering that this building is more horizontal and the building across the street is more vertical.

Commissioner Worthington agrees with the canopy over the service window but would like to see more thoughtfulness on the design of the canopy fronting the building.

Commissioner Spokely **MOVED** to approve HDRC Resolution 11-06 as presented for the canopies located at 180 Oakwood Drive.

Commissioner Young **SECONDED** the motion.

AYES:	Spokely, Young, Green, & Snyder
NOES:	Worthington
ABSTAIN:	None
ABSENT:	Vitas, Briggs, & Kidd

The motion was **APPROVED**.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A.** City Council Meetings
None
- B.** Future Historic Design Review Commission Meetings

Planner Lowe noted that there is no planned Historic Design Review, as present; however, there are two items slated for the November 15, 2011 Planning Commission hearing.

Commissioner Worthington noted that since the Historic Design Review Commission has met so infrequently during the past year, perhaps the HDRC members should be polled to see if there is still interest in serving on the HDRC.

Commissioner Worthington questioned whether the HDRC appointments are renewed at the same time the Planning Commission appointment are renewed or are they indefinite until some resigns or does not attend enough meetings. Commissioner Worthington noted it would be good to have a full Commission.

Commissioner Spokely noted that this could be handled at the beginning of the year.

Commissioner Worthington noted that the HDRC could be polled to see if everyone is still interested in being on the HDRC.

Planner Lowe noted that historically, the HDRC meetings have been regularly attended by all of the Commissioners.

Commissioner Worthington noted that the HDRC is one member short.

Commissioner Green noted that he may miss a few meeting due to his obligations in China.

Commissioner Spokely noted that perhaps it could be just a reminder from Will to notify members that attendance is needed at the Commission meetings.

Chairman Snyder noted that part of the problem is that there simply is not enough business.

Commissioner Spokely asked about the traffic committee and whether or not they are still occurring.

Commissioner Worthington noted that it was her understanding that the meeting were monthly, but a meeting has not been held the last month.

Chairman Snyder noted that it would be good to have the minutes shared with the Planning Commission.

C. Reports
None

VII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

None

VIII. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

None

IX. ADJOURNMENT

The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Lance E. Lowe, AICP
Associate Planner